

256 Howland Ave

Feature List

Entrance

- Custom Door with Frosted Glass

Stairs

- Solid White Oak Flooring
- Elte Yoko Pebble Runner
- Custom Steel Railing

Dining Room

- Restoration Hardware Orson 36" Pendant – Dark Steel
- Solid 7" European White Oak Flooring
- Custom Roller Shade/Window Covering

Living Room

- Recessed Wall Niche for Bookshelf and 50"+ TV
- Solid 7" European White Oak Flooring
- Original Stained-Glass Window Restored

Kitchen

- White Carrara Marble Kitchen Island (Honed) And Countertops (Polished)
- Vigo Kitchen Faucet and Undermount Sink with Garburator
- Custom American White Oak Cabinetry (Incl. Garbage/Recycling Pullout, Green Compost Pullout, Utensil Dividers, Pantry Pullout, Blind Corner Unit and Spice Rack)
- KitchenAid Appliances (Fridge/Freezer, Dishwasher and Oven Range)
- Restoration Hardware Thomsen 32" Triple Pendant – Bronze and Brass Steel
- Solid 7" European White Oak Flooring
- Sliding Door to Outside with Custom Roller Shade/Window Covering

Powder Room

- Stone Tile Phenomenon Honeycomb Nero tile
- Toto Toilet
- Ceramic 24" Wall Mount Bathroom Sink With Towel Holder
- HomeModernStudio 2 Head Globe Pendant
- Ebern Designs Akhira Modern Framed Wall Mirror
- CB2 Bathroom Hardware

Primary Bedroom

- Custom Built-In Closet with Terrazzo Handles, Sliding Laundry Hamper, Seasonal Hanging and Recessed Niche for TV
- Full Wall Windows with Custom White Linen Roman Blinds
- 4-Armed Rotating Wall Sconce (Excl.)
- Solid 7" European White Oak Flooring

Primary Bathroom

- Custom Floating White Oak Vanity with White Carrara Marble Countertop, Double Ceramic Sinks
- Two Legion Furniture Widespread Double Handle Faucets
- Two CB2 Black Infinity Mirrors
- Two ToneZero Concrete Sconces
- Stone Tile Marmoker Canova Floor Tiles
- Stone Tile Heritage Black Shower Wall Tiles
- Stone Tile White Penny Round Shower Floor Tiles
- Custom Floor To Ceiling Glass Shower With Black Matte Handle
- Matte Black Shower System with Rain Shower Head
- Custom Shower Niche
- Toto Toilet
- CB2 Bathroom Hardware

2nd Floor Bedroom

- Jane Churchill Hundred Acre Wood Wallpaper
- Restoration Hardware White Linen Drum Pendant
- Custom White Linen Roman Blinds
- Solid 7" European White Oak Flooring
- Large Closet

2nd Floor Bathroom

- Stone Tile Infinito 2 Sahara Noir Tub Surround Tiles
- Stone Tile Cliffstone White Dover Floor Tiles
- Two CB2 Gold Sconces
- CB2 Gold Infinity Mirror
- Toto Toilet
- CB2 Bathroom Hardware
- Custom White Linen Roman Blinds
- Custom Tub-to-Ceiling Glass Bath/Shower Door With Black Matte Handle
- Delta Pressure Balanced Tub and Shower Faucet
- 30" Black Vanity With Quartz Countertop, CB2 Hardware, Ceramic Sink and Legion Furniture Matte Black Faucet

Laundry

- Stacked Washer/Dryer

3rd Floor Bedroom

- Solid 7" European White Oak Flooring
- Large Closet
- Jack & Jill Access to 3rd Floor Bathroom

3rd Floor Office/Den

- Solid 7" European White Oak Flooring
- Wall Hung Bookshelf
- Jack & Jill Access to 3rd Floor Bathroom
- Sliding Door to Outside Patio With Custom Roller Shade/Window Covering

3rd Floor Bathroom

- Stone Tile Lacca Nero Floor Tiles
- Stone Tile Progetto Cer Bianco Shower Wall Tiles
- Stone Tile White Penny Round Shower Floor Tiles
- Delta Pressure Balanced Shower Faucet
- Two Restoration Hardware San Sebastian Sconces in Iron
- Ash Gray Wall Mount Vanity With Undermount Sink And Orren Ellis Matte Black Faucet
- CB2 Bathroom Hardware

Basement

- Elte Pieterdam Frosted Crystal Carpeting Throughout

Other

- Ecobee Thermostat
- Think Protection Security System
- Schlage Keypad Lock
- Ring Doorbell
- Hardwired Smoke and Carbon Monoxide Detectors On All Four Storeys
- Storage/Linen Closets On All Four Storeys
- Back Water Valve
- New Roof (2018)
- New HVAC - Furnace/Air Conditioning (2018)
- New Wiring (2018)
- New Plumbing (2018)
- New Windows (2018)
- All Four Storeys Renovated To Studs (2018)

Exterior

- Professionally Landscaped Front Yard and Back Yard
- Garden Party Garden Design And Maintenance
- Gas Line For BBQ
- Electrical Outlet
- New Siding On Side And Back Of House (2018)
- Original Porch Restored

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Inclusions and Exclusions

Inclusions:

- All Light Fixtures (Excl Primary Bedroom)
- All Window Treatments
- All Appliances: Stove & Extractor Fan, Dishwasher, Fridge/Freezer, Washer/Dryer
- Furnace & AC Unit

Exclusions:

- Primary Bedroom Light Fixture
- Baby Gates
- Mirror at Entrance
- Shelves in Nursery
- All Art

Red Square Team

